



PLAT

2014002031

3 PGS

PLAT MAP RECORDING SHEET

**DEDICATOR: 2012 VISTA RIDGE, LLC
LAND DEVELOPMENT COMPANY, LTD, MANAGER
LAND DEVELOPMENT MANAGEMENT CORP,
GENERAL PARTNER
GARY R. TESCH, PRESIDENT**

SUBDIVISION NAME: VISTA RIDGE, PHASE TWO-B

**PROPERTY IS DESCRIBED AS: 7.547 ACRES OUT OF THE MOSES S.
HORNSBY SURVEY, ABSTRACT NUMBER 292, IN
WILLIAMSON COUNTY, TEXAS, BEING A
PORTION OF A 22.799 ACRE TRACT.**

Reference: 2012047533

HAND TO: TROY ULMANN; (512) 656-7501

INSTRUMENT DATE: OCTOBER 30, 2013

FILE DATE: JANUARY 10, 2014

DIGITALLY RECORDED

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014002031**

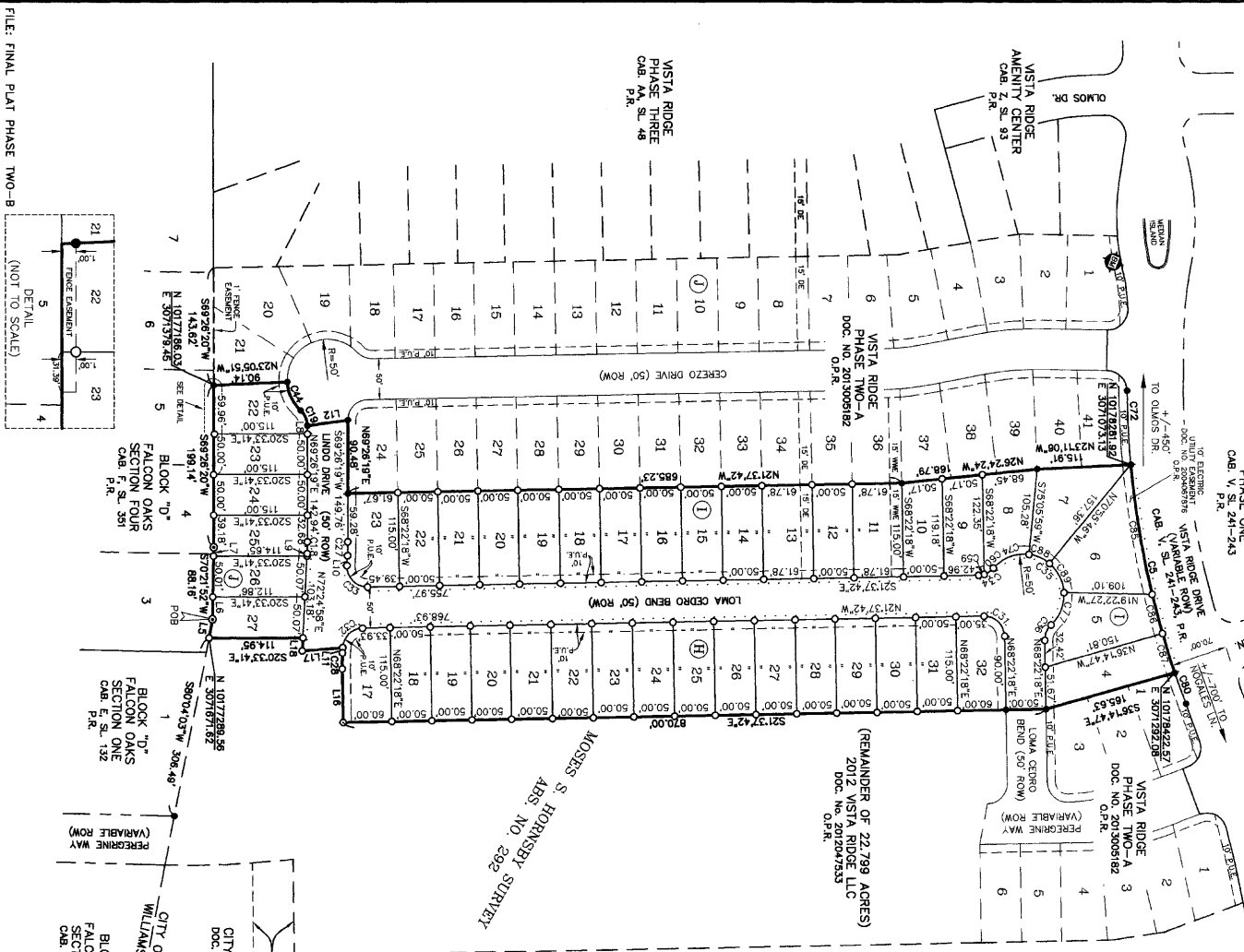
Nancy E. Rister

01/10/2014 10:19 AM

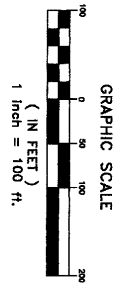
WEHLING \$241.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

VISTA RIDGE PHASE TWO-B FINAL PLAT



SDC WEST BROOK
PARTNERS LLP
DOC. NO. 2002075727
O.P.R.



OWNER: 2012 VISTA RIDGE, LLC
7878 WOODWAY #104
HOUSTON, TX 77063-1201
713-852-0797

BLOCKS: 3 BLOCKS

SURVEYOR: CUNNINGHAM-ALLEN, INC. SUITE 202,
3103 BEE CAVE ROAD,
AUSTIN, TX 78746

ENGINEER: BLETT & ASSOCIATES
1715 CAPITAL OF TEXAS HWY, SOUTH, SUITE
AUSTIN, TX 78748

STREET NAME	R.O.W. WIDTH	L.F.
LOMA CEDRO BEND	50'	980 LF
LUNDO DRIVE	50'	278 LF
PROPERTY	NUMBER OF	ACREAGE
RESIDENTIAL LOTS	42	6,027 AC.
ROAD RIGHTS-OF-WAY		1,520 AC.
TOTALS		7,547 AC.

SITE BENCHMARK: 1433-98 COTTON SPINDLE IN A 7' LIVE OAK ON THE SOUTH SIDE OF VISTA RIDGE DRIVE + 7200' EAST OF THE INTERSECTION OF OLIVOS DRIVE ELEVATION = 1078.86'

BENCHMARK SHOWN HEREON ARE STATE PLANE GRID COORDINATES CENTRAL ZONE, NAD83 (GNS 80)

ALL COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83 (GNS 80)

ACCESS AND DRAINAGE EASEMENT
DOC. NO. 2001075133, O.P.R.

CITY OF LEANDER
DOC. NO. 2001080188
O.P.R.

CITY OF LEANDER WILLIAMSON COUNTY
11
BLOCK "A"
FALCON OAKS SECTION ONE
OAB E. S. 132
P.R.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	1085.00	260.89	260.27	N 5717.02° E	1346.37°
C18	275.00	14.29	14.29	N 7052.38° E	2358.38°
C19	255.00	21.03	20.41	N 4820.28° E	4811.23°
C27	325.00	18.89	18.89	N 7055.38° W	2358.38°
C28	275.00	37.51	37.51	S 7023.58° W	4202.40°
C32	255.00	37.51	37.51	N 6436.22° W	8537.20°
C33	255.00	41.03	36.58	S 2523.58° W	8402.40°
C34	255.00	21.03	20.41	S 4537.24° E	4811.23°
C35	50.00	162.65	99.85	S 2322.18° W	1882.24°
C36	25.00	21.03	20.41	N 8732.01° W	4811.23°
C44	50.00	39.84	38.79	N 4420.32° E	4539.17°
C59	25.00	17.16	17.12	S 2834.44° E	1822.03°
C62	1085.00	91.03	91.00	S 5834.24° W	3148.28°
C72	50.00	48.08	47.15	S 4141.20° E	5815.30°
C77	50.00	43.86	42.49	N 8634.55° W	5017.11°
C80	1085.00	40.71	40.71	N 4919.14° E	2209.00°
C85	1085.00	181.58	161.43	N 5954.22° E	8313.57°
C86	1085.00	49.28	48.27	N 5420.27° E	2363.08°
C87	1085.00	50.04	50.03	N 5143.00° E	2283.32°
C88	50.00	28.48	28.09	S 9245.19° W	3529.50°
C89	50.00	41.18	40.34	S 4240.22° W	4717.16°



FILE: FINAL PLAT PHASE TWO-B
(NOT TO SCALE)

SUBMITTAL DATE: 11-21-2011

C.A.
Cunningham-Allen, Inc.
Engineers • Surveyors • Planners

3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
TEL: (512) 327-2846 FAX: (512) 327-2974
WWW.CUNNINGHAM-ALLEN.COM
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DATE: 01/20/12 PROJECT NO. 539.0101
DRAWN BY: JPB SHEET 1 OF 3

VISTA RIDGE PHASE TWO-B FINAL PLAT

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT 2012 VISTA RIDGE LLC, ACTING BY AND THROUGH GARY R. ESCOBAR, President OF LAND DEVELOPMENT COMPANY, LTD., A TEXAS CORPORATION, GENERAL PARTNER OF LAND DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, MANAGER OF 2012 VISTA RIDGE LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF A 22.799 ACRES OF LAND SITUATED IN THE COUNTY OF WILLIAMSON, TEXAS, HAS CAUSED THE EXECUTION OF THIS INSTRUMENT, IN DEED OF RECORD IN DOCUMENT NO. 20120417297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, WE DO HEREBY APPROVE THE RECOGNITION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL RIGHT-OF-WAY STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

"VISTA RIDGE PHASE TWO-B FINAL PLAT"
WE HEREBY ACKNOWLEDGE THAT WE ARE THE OWNERS OF THIS PROPERTY.
WITNESS MY HAND THIS 30th DAY OF OCTOBER, 2013, A.D.

2012 VISTA RIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: LAND DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP
ITS MANAGER.
BY: LAND DEVELOPMENT MANAGEMENT CORP., A TEXAS CORPORATION,
ITS GENERAL PARTNER.

BY: Gary R. Escobar
NAME: Gary R. Escobar
TITLE: President

STATE OF TEXAS
COUNTY OF WILLIAMSON
BEFORE ME, Shirley Johnson, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Gary R. Escobar, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUFFERED FOR THE EXECUTION OF THIS INSTRUMENT AND TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF OCTOBER, 2013, A.D.



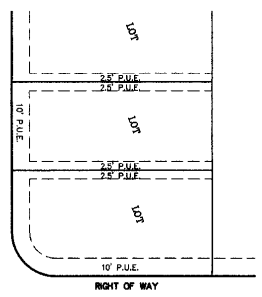
STATE OF TEXAS
COUNTY OF WILLIAMSON
BY SIGNING THIS PLAT, THE LENDHOLDER HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEU, OR OTHER TYPE OF LIEN OWNED BY THE LENDHOLDER WITH RESPECT TO THE PROPERTY TO THE FIRST CAPITAL INVESTMENT Co., L.P.
Shirley Johnson
LENDHOLDER NAME & TITLE
2012 VISTA RIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BEFORE ME, Gustavo Peralta, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Gary R. Escobar, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUFFERED FOR THE EXECUTION OF THIS INSTRUMENT AND TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF OCTOBER, 2013, A.D.

Gustavo Peralta
NOTARY PUBLIC
STATE OF TEXAS

- NOTES:
1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
 2. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL IMPROVEMENTS SHALL CONFORM TO APPLICABLE CITY STANDARDS AND SPECIFICATIONS.
 3. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
 4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER.
 5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LAND DRIVE AND LOCAL DRIVE AND THE SUBDIVISION SIDE OF VISTA RIDGE DRIVE (PREVIOUSLY CONSTRUCTED) THOSE SIDEWALKS NOT ADJACENT TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS). SIDEWALKS ON ARTERIAL STREETS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEANDER SPECIFICATIONS FOR SIDEWALKS WHEN THE ADJOINING STREET IS CONSTRUCTED.
 6. A TEN (10') FEET WIDE PUBLIC UTILITY EASEMENT IS HEREBY DESIGNATED PARALLEL TO AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION, TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE SIDELINE OF EACH LOT.
 7. ACCESS IS PROHIBITED TO VISTA RIDGE DRIVE FROM LOTS 4-6, BLOCK 1.
 8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE SHOW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR STREET FRONTAGE, WHICHEVER IS LESS, TO THE SHOW OF AN INTERSECTING ARTERIAL STREET.
 9. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SR, OR SFT, RESIDENTIAL STREET FRONTAGE GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE STREET. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET CLOSER TO THE DWELLING THAN THE STREET.
 10. NO BUILDINGS, TANKS, LAUNDRIES, OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT AS PERMITTED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 11. THE FENCE EASEMENT LOCATED ON LOTS 29 AND 33, BLOCK 1 IS FOR THE BENEFIT OF THE OWNER OF LOTS 5 AND 9, BLOCK 1, WILSON OWNS SECTION FOUR.
 12. THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOC. NO. 2002012873, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE LOWNED AND MAINTAINED BY THE PROPERTY OWNER OR HOA, THE PROPERTY OWNER OR HOA IS REQUIRED TO MAINTAIN FENCES ALONG RIGHTS-OF-WAY AND DRAINAGE AREAS.

TYPICAL P.U.E.
DETAIL
NOT TO SCALE



1. MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF THE CITY OF LEANDER ORDINANCE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. ALL EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ARE SHOWN OR REFERRED TO BY INSTRUMENT NO. 99720004, EFFECTIVE JANUARY 11, 2012.
COMPANY UNDER FILE NO. 99720004, EFFECTIVE JANUARY 11, 2012.



NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 4994R0104ASSE, TRACT LIES FULLY WITHIN THE CITY LIMITS OF LEANDER, TEXAS.

1. KENNY WATKINS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE ENGINEERING STANDARDS IS COMPLETE AND CORRECT WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF LEANDER ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
Kenny Watkins 11/04/2013
DATE
KENNY WATKINS, P.E. 66236
REGIONAL MANAGER/PROJECT ENGINEER
BLETT & ASSOCIATES
1713 CAPITAL OF TEXAS HWY, SOUTH, SUITE 109
AUSTIN, TX 78746



CITY OF LEANDER
APPROVED THIS THE 11th DAY OF November, 2014, A.D. AT A PUBLIC MEETING OF THE CITY COMMISSION OF THE CITY OF LEANDER, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Shirley Johnson
COUNTY CLERK
ATTEST:
Ellen Reddick
CLERK OF THE COUNTY COMMISSION
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON
1. NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF THE CITY OF LEANDER ORDINANCE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. ALL EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ARE SHOWN OR REFERRED TO BY INSTRUMENT NO. 99720004, EFFECTIVE JANUARY 11, 2012.
WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
NANCY RISTER, CLERK OF COUNTY OF WILLIAMSON COUNTY, TEXAS



William Whelan
DEPUTY

CA
Consulting & Administration, Inc.
3105 BEE CREE ROAD SUITE 202
AUSTIN, TEXAS 78746-4819
TEL: (512) 327-2946 FAX: (512) 327-2973
WWW.CONSULTING-ADMIN.COM
DATE: 01/20/12
DRAWN BY: JBP
PROJECT NO. 539.0101
SHEET 2 OF 3

